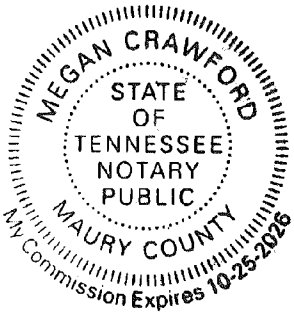
Karen Johnson Davidson County
Batch# 1465246 DEEDWARR
08/31/2026 08:54:30 AM 5 pgs
Fees: $28.00 Taxes: $2,005.40
20260831-0080162

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1053

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP/PARCEL NO(S).
Ahmad M. Al Safi and Fatima A. Alzhyri			Truist Bank			181-01-0A-123.00-CO
(NAME)			(NAME)			
6733 Sugar Hill Drive			PO Box 79041			
(ADDRESS)			(ADDRESS)			
Nashville	TN	37211	Baltimore	MD	21279	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Two Thousand And No/100 Dollars ($542,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUNG HOON KIM AND HYUN JUNG KIM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AHMAD M. AL SAFI AND FATIMA A. ALZHYRI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 177, on the Plan of Section Four, Sugar Valley, R20 Residential P.U.D., of record in Plat Instrument No. 20000523-0051444. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sung Hoon Kim and Hyun Jung Kim, Husband and Wife by Tennessee General Warranty Deed from John C. Kwak and Julia J Y K Kwak, Husband and Wife of record in Instrument No. 20240729-0056982, Register's Office for Davidson County, Tennessee, dated July 21, 2024 and recorded on July 29, 2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 6733 Sugar Hill Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of August, 2026.

Sung Hoon Kim

Sung Hoon Kim

Hyun Jung Kim

(Online Notarization — Tennessee Warranty Deed)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned online notary public, _____, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness my hand and official seal at office, this _____ day of _____, 2026.

_____
Notary Public
My commission expires:

NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness our hands this 21 day of August, 2026.

Hyun Jung Kim

Hyun Jung Kim

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Diego

On this 21 day of August, 2026, before me personally appeared Hyun Jung Kim, to me ~~known to be the person~~ (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at office, this 21 day of August, 2026.

_____
Notary Public
My commission expires: Aug 24, 2027

SHIMA AMIRKAVEI
Notary Public - California
San Diego County
Commission # 2460632
My Comm. Expires Aug 24, 2027

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on _____, 2_____.

Affiant Signature _____

(Online Notarization — Tennessee Warranty Deed)

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned online notary public, Sung Hoon Kim, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness my hand and official seal at office, this 19th day of August, 2026.

Malecia Justice

Notary Public
My commission expires: 05/31/2028



Electronically signed and notarized online using the Proof platform.

NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned online notary public, _____, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness my hand and official seal at office, this _____ day of _____, 2026.

_____
Notary Public
My commission expires:

NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 19, 2026.

Affiant Signature _____

August 19, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th of August 2026.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

